

# ELK RIVER ART

STUDIO, GALLERY & LODGE

*On the Yellowstone River overlooking Yellowstone National Park*

## Guest House - Vacation Rental Agreement

1005 Scott Street West

Gardiner, MT 59030

- Check-In Time is 4 PM or later and check-out is 10 AM - Mountain Time -

NO early check-ins or late check-outs

- Balance is due in full 1 month prior to check-in.

- Payments shall be in cash, check or by credit cards.

This is a NON-SMOKING rental home and property. No smoking on the premises. No fireworks are permitted on the property.

Pets are not permitted in the rental home or property under any conditions.

Included – Your furnished rental home includes linens, towels, blankets, pots, pans, silverware, glasses, cooking utensils, etc. Cleaning supplies are supplied for your use. We will also wash all the used linens and towels at the end of your stay.

No daily housekeeping service - While linens and bath towels are included in the home, and are laundered at the end of your stay - daily maid service is not included in the rental rate. However, it is available at an additional rate if requested in advance (one month prior to your check-in date). We ask that towels and linens not be taken outside the home, but we can provide extra beach towels for your outdoor use during your stay, if requested.

Parking – Parking in our driveway is limited to three vehicles. Vehicles are to be parked in designated parking areas only so they do not block any through traffic in the driveway. Also, there is a parking lane on the street right in front of the property for extra vehicles.

Storm Policy – No refunds will be given due to storms.

Dates of rental are guaranteed when deposit is received (exception: Act of God, e.g. fire, mandatory evacuation, etc.)

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*P O Box 1112 Gardiner, MT 59030*

No refunds will be made due to appliance failures – let us know of any problems immediately and we will do our best to resolve them as soon as possible.

Cancellation Policy – If for any reason you need to cancel your stay with us, we immediately open your dates again on our calendars - including VRBO & Homeaway calendars. If we can reserve your dates, we refund your money in full. Your payment becomes non-refundable if we are unable to reserve the dates.

## **Cleaning Choice**

We always strip the beds and launder all bed linens and towels. For general clean-up, we offer our guests a choice...

You can clean up after yourselves OR we can schedule a cleaning service for an additional \$150.

We always take care of laundering your used towels and bed linens at the end of your stay. That is included. The other cleaning that needs done is cleaning the kitchen counter tops, sink, stove and other appliances, cleaning the bathrooms (tub, toilet, sink, shower), vacuum and mop floors.

We, the renters hereby agree to vacate rental premises no later than 10 AM on our check-out date, which is stated in your Vacation Rental Confirmation letter.

If we have chosen to clean up after ourselves, we will clean the premises thoroughly before vacating, which includes the following:

1. Clean refrigerator.
2. Remove all garbage to outside garbage area.
3. Clean stove, range & grill, counter tops, sinks and appliances. Wipe all surfaces so they are free of grease and food.
4. Clean bathrooms (include tubs, toilets, sink, shower)
5. Vacuum floors and mop tile.
6. Please do NOT rearrange furniture.

## Please check which you'd prefer....

\_\_\_ We will clean up after ourselves, which includes all the above items.

\_\_\_ Please schedule a cleaning service for our check-out date for a \$150 additional fee.

THE HOUSE MUST BE LEFT CLEAN – A cleaning service is available for an extra charge, which can be arranged in advance if you'd prefer. In the event that the house is not left clean, you will be responsible for the extra cleaning charges.

Signature \_\_\_\_\_

Print name \_\_\_\_\_

Date \_\_\_\_\_

Guests during your stay.... \_\_\_\_\_ number of adults \_\_\_\_\_ number of children

Date of your upcoming stay.... check-in \_\_\_\_\_ check-out \_\_\_\_\_

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